



Wytham Conservation Area Appraisal



**ADOPTED
July 2008**

Contents

1	Introduction	.....	2
2	Planning policy framework	.....	2
2.1	National		
2.2	Local		
2.3	The effects of conservation area designation		
3	Summary of special interest	.....	2
4	Assessment of special interest	.....	4
4.1	Location and setting		
4.2	General character and plan form		
4.3	Landscape setting		
5	Historic development and archaeology	.....	5
5.1	The origins and historic development of the area		
5.2	Archaeology		
6	Spatial analysis	.....	6
6.1	The character and inter-relationship of spaces within the area		
6.2	Key views and vistas		
7	Character analysis	.....	7
7.1	Definition of character areas		
7.2	Activity and prevailing or former uses and their influence on the plan form and buildings		
7.3	The qualities of the buildings and their contribution to the area, description of dominant architectural styles, prevalent types of buildings and periods of buildings		
7.4	Unlisted buildings: buildings of local interest and those which detract		
7.5	Local details		
7.6	Prevalent local building materials		
7.7	The contribution made by green/open space and its biodiversity value		
7.8	Negative factors		
7.9	Neutral areas		
7.10	General condition and buildings at risk		
7.11	Problems, pressures and capacity for change (traffic, uncontrolled adverts etc)		
8	Boundary changes	.....	11
9	Community involvement	.....	11
10	Key points: future management of the conservation area	.....	11
11	References and useful information	.....	12
12	Wytham: Listed buildings	.....	13
Map 1 - Enclosure Award map 1816 14			
Map 2 - First Edition OS Map 1887 15			
Map 3 - OS Map 1912-1924 16			
Map 4 - Wytham Conservation Area 17			
Map 5 - Wytham Character Areas 18			

1 Introduction

The purpose of the conservation area appraisal is to define the special interest which warrants the designation of the Wytham conservation area. This includes the quality and distinctiveness of the place, derived from its character and appearance. The appraisal will lead to a better understanding of the area and what makes it the place it is today as well as provide the basis for positive management of the area in the future.

Wytham conservation area was designated on the 18th March 1970.

2 Planning Policy Framework

2.1 National

Under the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities have a duty to designate conservation areas areas and from time to time to review the boundaries. Such areas are defined as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

The key government guidance on conservation areas is contained in Planning Policy Guidance Note 15 (PPG15) Planning and the Historic Environment, 1994.



View of Wytham Abbey and woodland from footpath



Willow lined Seacourt Stream

2.2 Local

The District Council's Local Plan 2011, (adopted in July 2006) contains policies which seek to preserve or enhance the special character of the Council's 52 conservation areas. The main policies which relate to the future of Wytham conservation area are contained in Chapter 6 of the Local Plan.

2.3 The effects of conservation area designation

Conservation area designation is the means of recognising and protecting all the features that contribute towards the special character or appearance of the conservation area. Extra controls apply in conservation areas. These are given below.

- **Preservation and enhancement**

Under planning legislation the District Council has a duty to 'pay special attention to the desirability of preserving or enhancing the character or appearance of that area'. This is mainly carried out through the development control process.

- **Control over demolition**

Unlisted buildings, in groups or individually, can often contribute towards the character of a conservation area and the loss of these buildings can be detrimental. For this reason, conservation area consent is required for the substantial or total demolition of certain buildings exceeding 115 cubic metres. There are exceptions and therefore advice should be sought from the Council regarding the demolition of a building or structure such as a wall, within the conservation area. There is no fee to apply for conservation area consent and the procedure is similar to that for listed building consent. Application forms are available on request.

- **Control over trees**

Within conservation areas trees are given special protection. Written application for consent must be made to the District Council giving 6 weeks notice of intent to top, lop, or fell a tree over 75mm (3 inches) in diameter, measured at 1.5 metres above ground. This period of 6 weeks must be given for the Council to either approve the application or to serve a Tree Preservation Order. Certain trees are exempt such as dead, dying or dangerous trees and some fruit trees. Further clarification and advice can be obtained from the District Council's Arboricultural Officer.

- **Power to seek repair of unoccupied buildings in conservation areas**

Special powers to serve an Urgent Works Notice are open to the District Council 'if it appears that the preservation of a building is important for maintaining the character or appearance of that area'

- **Reduced permitted development rights**

Some minor developments which do not require planning permission outside a conservation area will need permission in a conservation area, including for example the insertion of new dormers, roof extensions and cladding. The size and locations of extensions are also subject to stricter controls. Satellite dishes on a building may require consent, depending on their size and location

- **Planning permission**

Planning applications in conservation areas should be accompanied by sufficient details to enable the impact of the proposed development on the character of the conservation area, to be assessed. This includes details of scale, massing, design and materials of buildings and their relationship to existing buildings and the impact on their setting. Design and Access Statements are needed for all planning applications within conservation areas.

- **New development in conservation areas**

Conservation area legislation helps to ensure that the natural process of renewal and change in rural and urban areas is managed, to preserve and enhance the best of the past and allow for sympathetic new development. The District Council looks very carefully at the design of new development and has policies in the Local Plan which seek to carefully control changes in conservation areas. Where planning permission or conservation area consent is required, proposals are advertised on site and in the local press.

- **Repairs and maintenance**

In conservation areas owners of buildings are encouraged to repair and maintain their properties without loss or damage to their character or integrity. Repairs should be considered as the preferred option, with replacement only where it would enhance the character or appearance of the conservation area. Historically correct solutions should be adopted, using appropriate design, materials and construction methods to match the original.

- **Designation or alteration of conservation areas**

Consultation is an important part of the designation process. Local opinion is sought prior to the designation or alteration of conservation areas and suggestions and comments are welcomed. Notice of a newly designated or altered conservation area is publicised in the London Gazette, a local newspaper and registered in the Local Land Charges Register.

3 Summary of special interest

Wytham is a remarkably well preserved small village with a strong rural character. Although close to Oxford, Wytham is isolated from it by the A34 and is accessed via narrow country lanes. Key characteristics include:



The White Hart Inn



Village Lane



View through woodland towards Wytham Hill

- The tightly winding lane through the village centre, emphasised by stone walls and buildings constructed on the road edge
- Loose knit nature of the north and south parts of the village centred on farms and small holdings with outbuildings and paddocks
- The open floodplain on the north east and south east
- The willow lined Seacourt Stream on the east boundary
- Many green spaces including the Recreation Ground
- The extensive views from public footpaths looking north, west and south near the Abbey towards the hills and woods beyond
- Glimpses through gaps between buildings of the A34 and countryside to the east; views towards Wytham from the A34
- Mature woodlands of Wytham Abbey and the southern approach to the village. Fine tree specimens in many gardens
- Small, tight-knit village square formed by The White Hart Inn, The Dower House, The Post Office and No 14 which form part of the streetscene



Wytham Abbey

- The isolation of Wytham Abbey and the Church of All Saints from the rest of the village
- The homogenous nature of the village, due to the use of limestone for walls, buildings, roofing and architectural details. Thatched roofs and weather-boarding are also distinctive features
- Extensive stone boundary walls radiate out from the village core, with the majority of properties tucked away behind
- Stone sett pavement and stone kerbs in front of The White Hart Inn

4 Assessment of special interest

4.1 Location

Wytham is located approximately 4.5 kilometres north west of the City of Oxford, on the west bank of the Seacourt Stream, a tributary of the River Thames. The Seacourt Stream runs north/south along the east edge of the conservation area boundary.

4.2 General character and plan form

Wytham is a rural village. Its' physical character derives from its location on a river terrace, on the west bank of Seacourt Stream with cottages and farmhouses dispersed along a network of lanes. Predominantly linear in form, the settlement has a nucleus around the historic core comprising Wytham Abbey, All Saint's Church, the Rectory, Linch Farm, The White Hart Inn and The Dower House. Other historic buildings are loosely grouped either side of the lane which runs north/south through the village from the University Field Station to the Western Bypass. From the south, this narrow lane winds sharply round through the village core. It continues north east over the Seacourt Stream and under the A34 to Godstow, Wolvercote and Oxford.

A network of tracks and footpaths radiate outwards from the village core, towards Wytham Great Wood and Wytham Hill to the west, to Marley Lodge and Marleywood Plantation to the south and to the University Field Station and Wytham Mill to the north. The village has an unspoilt, homogenous character derived from the vernacular stone buildings with stone, thatched or slate roofs and enclosing stone walls set to the back edge of the pavements. The Seacourt Stream, lined with willow trees together with the adjacent pastureland give a unique character to the east, whilst the belts of trees and woods surrounding the village to the west are distinctive features.



Cottage Pair, Dunstead Lane

4.3 Landscape setting

The landscape in the immediate vicinity of the village is flat, and rises in height gradually from the 60 metre contour at Seacourt Stream to 164 metres (539) at the top of Wytham Hill in the centre of the parish, to the west. A large part of the parish is covered with woods. The top of Wytham Hill is grassed over and the slopes are covered with trees, the south side forming part of Cumnor Wood, which once belonged to the Abbot of Abingdon. The underlying geology includes a subsoil of Oxford clay and Corallian Beds. Apart from the wooded areas a little land is cultivated for grain crops but the majority of the land is put down to grass.



Church and Abbey precinct



Overford Farm



View across the Recreation Ground

Wytham conservation area is within the Oxford Green Belt. Part of the conservation area is within the North Vale Corallian Ridge and a small section of land on the west boundary of the Wytham conservation area forms part of an area designated as a Site of Special Scientific Interest. The greater part of the SSSI outside the conservation area stretches away to the west and includes areas of woodland.

5 Historic development and archaeology

5.1 The Origins and historic development of the area ([Maps 1-3](#))

Wytham means, 'dwelling at the bend of the river'. The original village of Wytham is reputed to have been sited higher up Seacourt Stream, near Wytham Mill, to the north of the present village. Foundations of old buildings were visible here in 1804. The present location of the village appears to be related to the ease of crossing Seacourt Stream at this point.

Around 955, Wytham, amongst other lands, was granted to Abingdon Abbey, who remained feudal overlords until the Dissolution. There was probably a house on the present site of Wytham Abbey, in the 12th century, when the manor was held by a family called de Wytham. The Harcourt family built a manor house here in the 15th/16th centuries. In the centuries following, the property became the residence of the Lord Norreys and the Berties, the latter who were created Earls of Abingdon. In the 19th century, the Fifth Earl carried out many changes to the manor house (renaming it Wytham Abbey), and also rebuilt the Church of All Saints, using materials from the ruins of Cumnor Place.

Wytham Abbey and the Estate were acquired by the University of Oxford in 1943 from the Fennell family, owners since 1920. By 1969 a number of the village buildings were in a state of disrepair. A report by Donald Insall and Associates, commissioned by Oxford University Chest, set out proposals for the repair of properties as well as for extensive infill and new development. Up until the First World War, Wytham was famous for its strawberry teas, which were well patronised by Oxford people. The present form of Wytham has changed little since the Enclosure Award Map of 1816. ([Map 1](#))

This map shows Northfield Farm (now the University Field Station) Keepers Cottage and Wytham Mill outlying to the north of the village with the loosely dispersed farmhouses and cottages, and the village nucleus around Wytham House, now Wytham Abbey and All Saints Church to the south. The village and surrounding land is shown as owned by the Earl of Abingdon.



Linch Farmhouse



All Saints Church

The First Edition OS Map of 1887 ([Map 2](#)) shows an identical street pattern. The OS Map of 1912-1924 ([Map 3](#)) shows a tree lined avenue running from the village street south of the Church to Wytham Abbey. In 2007 this avenue no longer exists. The 1887 OS Map also shows a timber yard to the north of All Saints Church, a range of

of Overford Farm taken over for the Recreation Ground, the construction of Wytham Village Hall, the construction of a pair of cottages on the north side of Dunstead Lane and large scale farm buildings constructed to the south of Home Farm and to the west of Dunstead Lane. Other recent development includes barn conversions called Rollers and The Byre and new garages at the south end of the village.

5.2 Archaeology

There are no scheduled ancient monuments within the conservation area. The potential archaeological interest of the conservation area has yet to be evaluated. Site specific advice can be obtained from the County Archaeologist.

6 Spatial Analysis ([Map 4](#))

6.1 The character and inter-relationship of spaces within the area

On the north of the village the large open space of the playing fields contrasts with the smaller areas of paddocks and small fields surrounding the farms and cottages. In the centre of the village private open space differs between the farm yards and garden areas of Overford and Linch Farm and the spacious individual garden plots to houses and cottages, such as The Rectory, The Glebe, The Old School,



Vernacular Cottages

buildings enclosing the White Horse Inn yard, a drying ground to the west of Old Laundry Cottage, garden areas under cultivation and an ice house, fish pond and water house to the west of Wytham Abbey.

Few changes have occurred to the village over the past hundred years or so. These include: a new house, Horn Beams (marked on the OS map as Beams), constructed in the garden of the Rectory, the former open land to the west



The Old School and the Old School House

The Dower House and Horn Beams. The south part of the conservation area is characterised by smaller plot sizes and private open space. Narrow strips of land run eastwards down to the Seacourt Stream.

The areas of open space and woodland which form the setting of Home Farm, Wytham Abbey and All Saints Church are significant areas of open space which contribute towards the visual quality and special rural character of the conservation area.

6.2 Key views and vistas (Map 4)

Key views and vistas are illustrated on Map 4. These include: views eastwards through gaps between buildings across the Seacourt Stream and the A34 to the countryside beyond; views from the A34 towards Wytham; far reaching views to the wooded hills and countryside to the north, west and south from footpaths near Wytham Abbey; views across the Recreation Ground to the SSSI and the countryside to the west.

7.3 The qualities of the buildings and their contribution to the area, description of dominant architectural styles, prevalent types of buildings and periods of buildings

The earliest buildings in the village, Wytham Abbey, a grade I listed building and All Saints Church, grade II are the only high status buildings in Wytham. These buildings are tucked away behind high stone walls and do not have a visual or physical presence in the village.



1914 - 1918 War Memorial

7 Character analysis

7.1 Definition of character areas (Map 5)

There are 5 character areas:

- the village square formed by The White Hart Inn, The Dower House, The Post Office, No 12 and No14
- the village core including Linch and Overford Farms, various cottages and The Rectory, Horn Beams, The Old School and The Old School House
- Abbey and Church precinct
- outlying farms and cottages
- areas of open space including river terraces, the Recreation Ground and woodland.

7.2 Activity and prevailing or former uses and their influence on the plan form and buildings

The influence of the Abbey and the continuity of ownership of Wytham by a handful of owners since the medieval period, has had an undoubtedly influence on the village. Farms, cottages and houses remain little changed since their original construction. Until recent times the owners of the Abbey owned the lands and properties of Wytham. A few properties are now in private ownership whilst Oxford University rents or leases the majority of properties and also retains ownership of land and woodlands.

The remainder of the village consists predominantly of vernacular farm buildings and cottages of a strongly homogenous character. Later buildings such as The Old School and The Old School House, Nos 3 and 4 Dunstead Lane and red brick farm buildings such as those to the south of Home Farm exhibit the influence of national styles derived from architectural pattern books. This is evidenced in details of design, materials and architectural features.

Wytham Abbey, a manor house constructed in the late 15th and 16th centuries for the Harcourt family, was re-modelled and partly rebuilt in 1809-10 by Thomas Cundy for the Fifth Earl of Abingdon. Originally centred around two courtyards, which have been filled in, it now



Door hood at 3 Dunstead Lane



Stone setts outside the White Hart Inn

has a triple-depth plan and is of 2 storeys with attics. Wytham Abbey is distinguished by many features dating from the 15th century onwards including Tudor arched

doorways, oriel and bay windows, crenellated parapets, stair turrets, numerous stone ashlar stacks and multi-gabled ranges. Associated buildings include The Lodge and Stables, together with high crenellated walls. All Saints Church dates from the 14th and 15th centuries and was wholly rebuilt in 1811. The plan form comprises a chancel, nave and west tower, the latter added in 1811.

Cottages in the village date from the 16th to the 18th century. The earliest surviving fabric is found in No 17, which has a side wall of timber-framing with tension braces. Typically, cottages and houses are of narrow span, steeply pitched roofs, two-unit plan and of single storey plus attics, with stone or brick chimney stacks. Farmhouses such as Home Farmhouse and Linch Farmhouse date from the 17th century and are of three-unit plan and single and two storeys with attics. Overford Farmhouse, late 18th century in date, has a central staircase plan and is of 2 storeys.

The Old School and The Old School House date from 1855 and are of domestic Tudor Revival style. The school was originally designed as one entity with a school room and an attached 2 storey school house for the school



Detail of gatepier at entrance to The Abbey

teacher. The Old School and The Old School House are now in separate occupation. Tudor Revival features include stone mullioned windows and clustered octagonal stone chimney stacks. The Rectory is a Gothic revival building with features such as bargeboards and stone mullioned windows.

7.4 Unlisted buildings: buildings of local interest and those which detract

There are a large number of buildings of local interest which contribute towards the character and appearance of the conservation area. ([Map 6](#))

These include:

- Thatched rubblestone cottages with small holdings in the north: Jasmine Cottage, No 2 Wytham
- Nos 3 and 4 Dunstead Lane, an early 20th century brick cottage pair with clay tile roofs and brick stores/privies
- The Old School and The Old School House
- The Rectory
- Laundry Cottage, adjacent to the former laundry ground
- The Lodge and Nos 1-4 at the entrance to Wytham Abbey
- The Glebe, Broadis Cottage and No 8
- Rose Cottage, No 16, Nos 19, 21 and 22 Wytham
- 19th century red brick barns south of Home Farm
- The 1914-1918 War Memorial
- K6 telephone kiosk outside the car park to the White Hart Inn

7.5 Local details

Typical local details found in cottages and farmhouses include gabled roofs, a few half-hipped roofs, painted timber casements, gabled or hipped dormers, wood lintels and plank doors.

Some properties such as the The Post Office and Nos 3 and 4 Dunstead Lane have gabled door hoods. Stone mullioned windows, oriel and bay windows are found at Wytham Abbey. The Dower House has a variety of age of windows including stone mullioned windows with leaded lights, wood mullioned windows and Gothick casements. The White Hart Inn has a mixture of timber and leaded light casements. Other original windows dating from the 17th century are found at Linch Farm and Overford Farmhouse which have a 4-light wood mullioned ovolو

window and leaded casements respectively. The Rectory, The Old School and The Old School House have stone mullioned windows with hood moulds. Gables with bargeboards and bay windows are found at The Rectory. The majority of thatched cottages have angular cut eyebrow dormers. Hipped dormers are found at No 28 Wytham, gabled half-dormers are found at No 12 and The Post Office. A Cotswold style gable carried up flush with the main wall is found at The White Hart Inn. Keyed stone lintels are found at The Post Office.

Special features include:

the 19th century door to The Dower House with a sundial inscribed 'FS 1859'; the pyramidal roof with a glover and nesting boxes on a rear wall at the dovecote at The White Hart Inn; wrought iron sign brackets located on the road elevation of No 8 and on No 17 which suggests a former use as public houses; the limestone ashlar gate piers and iron gates at the entrances to Wytham Abbey; the two 2-centred arched stone gateways to the Church, which were moved here in the early 19th century. Walls bordering farmhouses and cottages are generally constructed in un-coursed limestone with stone on edge capping; the high stone walls to The Dower House and approach to the Abbey are constructed in squared coursed limestone with triangular stone capping and ashlar quoins.

On the outskirts of the village, stone walling gives way to hedging and post and rail or metal fencing. Important features in the streetscape include the stone setts and stone kerbs outside The White Hart Inn and the numerous high or low stone walls fronting the lanes with buildings tucked behind.

7.6 Prevalent local building materials

Buildings in Wytham conservation area are predominantly constructed in coursed and un-coursed limestone rubble or squared coursed limestone, some with ashlar stone quoins. 'Buttered' lime mortar joints are commonly found in coursed and un-coursed limestone rubble buildings. Slightly recessed or flush lime mortar joints are found in buildings such as The Old School.

Weatherboard is found on farm buildings and outbuildings, such as the barn on the roadside at Overford Farm and the weather-boarded extensions at No 2 and No 21 Wytham. Wytham Abbey is constructed in limestone ashlar, indicating the high status of the Abbey. Roofing materials on the earliest buildings include stone slate laid to diminishing

courses or combed wheat reed thatch with ornamental block ridges.

Red brick and clay tile roofs are little in evidence in Wytham except in the more recent buildings and later extensions/rebuilding work. A few 18th/19th century buildings such as Laundry Cottage, Church Cottage, Nos 3 and 4 Dunstead Lane and the barns to the south of Home Farm are constructed in red brick under red clay tile roofs with ornamental ridge tiles. The barn conversions, Rollers and The Byre have red clay tile roofs. A few farm buildings at Overford farm are constructed in red brick and other buildings such as the Post Office have red brick extensions.

Little timber framing survives. Examples include timber-framing of 16th century date in the north gable of No 17, Wytham and of later date in a small thatched outbuilding at Linch Farm.

Welsh slate, used as a roofing material from the 19th century onwards is scarce in Wytham and is found on The Rectory, outbuildings to the rear of The White Hart Inn and on the inner roof slopes of Wytham Abbey. 20th century roofing materials including corrugated iron, asbestos and concrete tile are found on farm buildings such as at



Non traditional concrete lintels



Overgrowth on walls and buildings

Overford Farm. Construction of new buildings includes imitation stone at Horn Beams and extensions to Jasmine Cottage and Yew Tree Cottage and a few garages. Squared coursed limestone walling with concrete tile roofs is found in the construction of new garages.

Chimney stacks on most properties were originally constructed with stone bases and shafts. Most shafts have now been replaced in red brick. Wytham Abbey, The Old School and The Old School House have ashlar stacks. Later stacks are entirely of red brick.

7.7 The contribution made by green/open space and its biodiversity value

Key areas of open space include the recreation ground, woodlands on the south side of the conservation area and the area containing part of the SSSI to the west. Other areas of open space include the paddocks and small cultivated fields surrounding the cottages in the vicinity of Dunstead Lane. The considerable extent of tree cover in the village, particularly around Wytham Abbey and The White Hart Inn car park, are of value as wild life habitats. Nature conservation is fostered by the presence of bird boxes located on trees, and the apparent retention of dead or dying trees for habitats.

7.8 Negative factors

- There are a number of properties which have excessive vegetation growth on roofs, walls and gables which ultimately could harm the stone and cause building defects. Excessive growth should be carefully removed. Properties affected include: The Dower House, north gable roofs and stack, The Rectory and The Bothy, the north gable of the main range of The White Hart Inn and garden walls to the south of the dovecote, walls to the church yard and the pointed archway and attached wall to the west of the Church.
- Overgrown trees and hedges in the vicinity of the White Hart Inn car park, The Rectory and the garden to No 28. These need to be effectively maintained and regularly trimmed.
- Walls outside Linch Farm, Nos 12, 13 and 14 have moss growth, excessive ivy growth and in parts have lost the capping stones. Capping needs re-instating with bedding in lime mortar and the excessive vegetation carefully removed.

- The tarmac outside The White Hart Inn is eroded in places, with some stone setts and stone kerbs now missing. The tarmac needs repair, the setts and kerbs need re-instatement.
- Concrete lintels found in a number of cottages including No 14 and No 22 Wytham, which detract from their overall character and appearance. Replacement with painted timber lintels would improve the character and appearance of these properties.
- A disfiguring amount of overhead wires and telegraph poles are located outside No 28 Wytham. Any opportunity should be taken to reduce this or locate the wires underground.

7.9 Neutral areas

Wytham Village Hall and Horn Beams are 20th century buildings, which in terms of their design, construction details, form and materials have a neutral impact on the character or appearance of the conservation area. The low, simple form of Wytham Village Hall and the high walls and tree cover around Horn Beams help to soften their appearance and setting respectively.

7.10 General condition and buildings at risk

Wytham is a picturesque, unspoilt village, with most properties well maintained. Gardens are notably not excessively tended, planted, managed or developed with patios or decking. However, in some instances this low key approach to gardens has become neglect, with many overgrown trees and hedges together with trees, hedges and walls strangled with ivy. This is particularly the case in the vicinity of The White Horse Inn car park, the grounds of The Dower House and the grounds of The Rectory.

There are a few buildings/structures in poor repair which include:



Excessive wires outside No 28

- The thatched roof covering of the barn conversion Nos 1-5 Linch Farm, part of which is covered by a blue tarpaulin; rethatching should be carried out in longstraw or combed wheat with a turnover flush ridge.
- A section of collapsed wall, attached to the west wall of the stable at The White Hart Inn; a section of collapsed boundary wall to the south of the barn conversion named The Byre these need to be rebuilt using matching materials and construction technique.
- The thatched roofs of Home Farm and the barn on the roadside at Overford Farm, need to be appropriately re-thatched as above.
- The stone slate roofs of The Dower House are in poor condition. These were undergoing repair at the time of this survey.

7.11 Problems, pressures and capacity for change (traffic, uncontrolled adverts etc)

There can be considerable traffic passing through Wytham, including HGV vehicles as well as motor cars. However the narrow lanes, their twisting nature and the lack of vision due to the location of buildings on the road edge together with high stone walls act as natural traffic calming measures.

8 Boundary changes

There are three changes made which rationalize the current conservation area boundary:

- The north east boundary was drawn in the middle of Seacourt Stream. The boundary has been rationalised from the road bridge over Seacourt Stream northwards, by moving it from mid-stream to the west bank of the Seacourt Stream.
- The south boundary of the conservation area which did not follow any physical boundary or defined demarcation has been rationalised by moving the conservation area boundary south to follow a defined field boundary and to include an area of open space and footpath.
- The conservation area boundary on the north ran in the middle of the lane, running between No 1 and No 2 Wytham has been moved to the west side of the lane.

9 Community involvement

Community involvement is an important integral part of the appraisal of a conservation area. Public consultation is undertaken via the Parish meetings and Oxford University and may also include consultation with local historical societies and other relevant bodies and individuals as well as by leaflet drops to individual properties within the conservation area; Views of the local community are taken into account in the preparation of conservation area appraisals and recommendations for the future management of the area. If it is agreed to change the conservation area boundary, notice must be given in the local press and the altered conservation area boundary registered in the local land charges register.

10 Key Points: Future management of the Wytham conservation area

The District Council can initiate improvements and control development in the conservation area. However, the success of conservation area designation will depend upon the co-operation and enthusiasm of residents and business owners to work with the Council in achieving common aims and objectives. These are listed below:

General

- Promote awareness of the special value of the conservation area and encourage all who live or work in the area to re-inforce the special character and appearance through works of preservation or enhancement
- Encourage statutory undertakers to retain, repair and re-instate historic street surfaces, grass verges and banks, street furniture, signage and lighting; reduce street clutter including wirescape and rationalise street furniture
- Encourage high quality, energy efficient design in new buildings or extensions, which aims to fit in with the established 'grain' of the conservation area and be sympathetic in terms of scale, form, massing, plot ratio, design and materials. Design and Access Statements to assist this process
- Encourage the regular maintenance and repair of buildings in the conservation area. Seek to re-inforce the special quality of historic buildings through the use of traditional materials and

construction techniques, including the use of lime mortars, plasters and renders, combed wheat reed or longstraw thatch and painted timber windows and doors

- Encourage regular tree/hedge management with re-planting where appropriate

Specific

- Preserve the rural character of Wytham, through the retention of stone boundary walls, narrow streets and lanes and areas of green/open space
- Protect the setting of listed buildings
- Protect key views, into, out of and around the conservation area
- Control/remove damaging excessive vegetation on historic buildings and walls including The Dower House, White Hart Inn, Bothy and Rectory, together with the walls and gateways to the churchyard
- Manage trees and hedge boundaries, particularly in the vicinity of the White Hart Inn car park, Rectory and garden to No 28
- Liaise with statutory undertakers to preserve the individual character of the historically important roads, lanes and footpaths, including grassy banks and stone sett pavements and areas of stone kerb; ensure the repair of the eroded stone sett pavement on the east side of the White Hart Inn and repairs to the tarmac
- Encourage the repair and re-instatement of local features such as painted timber windows and doors and removal of concrete lintels
- Encourage the re-thatching of the roofs of Nos 1-5 Linch Farm and the roadside barn at Overford Farm in longstraw or combed wheat reed. Monitor other thatched roofs such as at Home Farm, the barn attached to Yew Tree Farm, and No 16 which show evidence of deterioration
- Encourage the repair of walls, including: the collapsed wall to the south of The Byre, walls to Linch Farm, the Parish Hall, The Priory and wall at entrance to the White Hart Inn car park
- Encourage the repair and maintenance of stone slate roofs, such as at The Dower House
- Encourage the replacement of hard cement pointing with lime mortar
- Liaise with statutory undertakers to consider the under grounding or re-direction of overhead wires outside No 28]

11 References and useful information

The Victoria County History, Berkshire,
Vol IV, pp 427-430

Pevsner, Nicholas, Buildings of England, Berkshire, reprint 1993, p 314

Curl, James S, The Future of Wytham Village, Oxford Society 23, pp 89-97

Spokes Symonds, Ann, The Changing Faces of Wolvercote with Wytham and Godstow, 1997, pp103 120

Grayson, AJ and Jones, EW, Notes on the History of Wytham Estate with Special Reference to the Woodlands, Imperial Forestry Institute, 1955

Vale of the White Horse District Council, Local Plan 2011, July 2006

English Heritage, Guidance on Conservation Area Appraisals, 2006

English Heritage, Guidance on the Management of Conservation Areas, 2006

English Nature, Sites of Special Scientific Interest, Wytham Woods
www.english-nature.org.uk/special/sssi

Planning Policy Guidance: Planning and the Historic Environment (PPG 15), 1994

Planning Policy Guidance: Archaeology and Planning (PPG 16), 1990

The Statutory List of Buildings of Special Architectural or Historic Interest, Wytham, Greenback 50

12 Listed buildings

WYTHAM Greenback 50

- II No. 5
- II No. 12
- II No. 13 (Wytham Stores and Post Office)
- II No. 14
- II No. 17
- II No. 20
- II No. 28
- II Bridge over Seacourt Stream,
at SP 4765 0877
- II Church Cottage

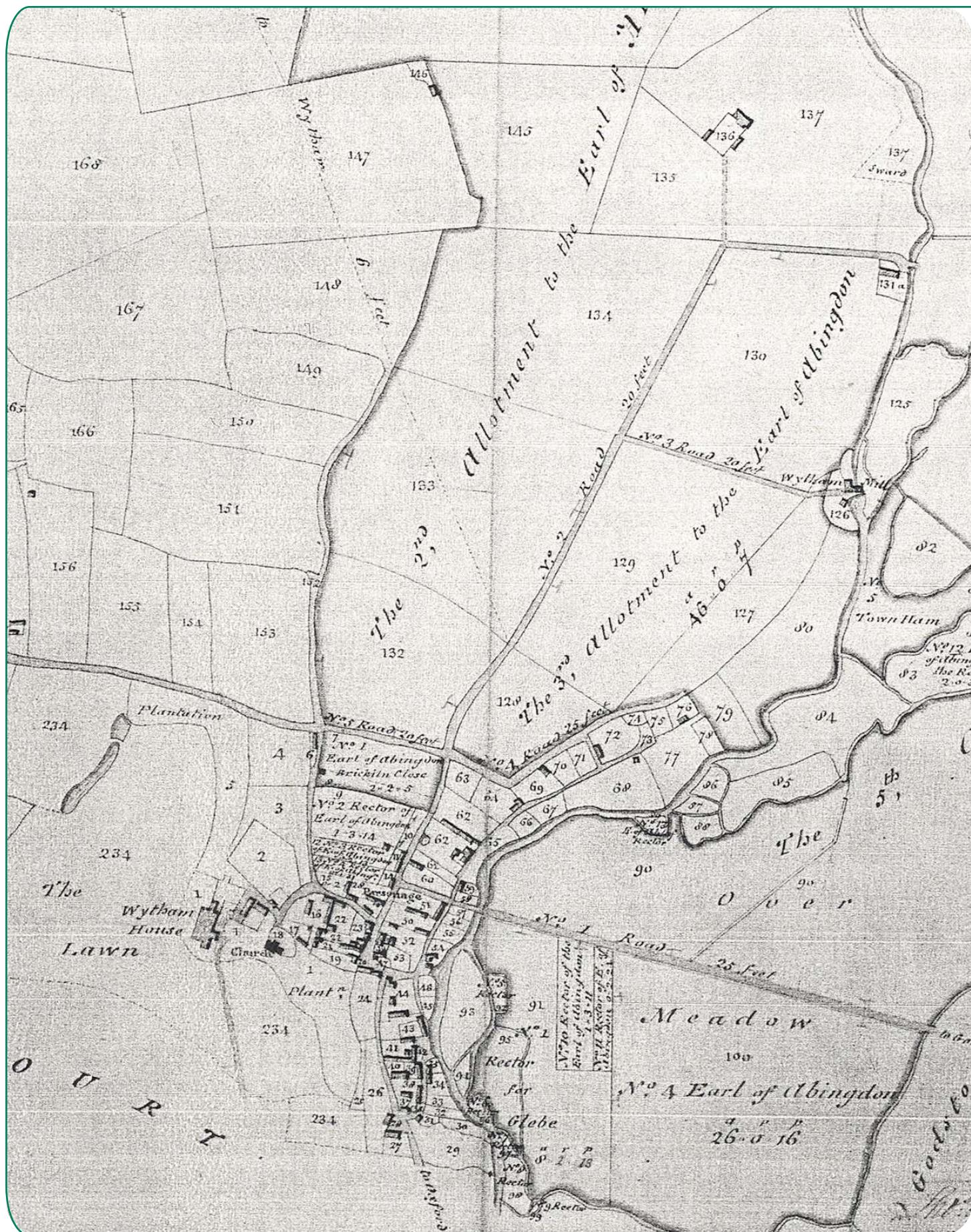
CHURCH OF ALL SAINTS

- II Church of All Saints
- II Gateways and attached walls
approx 15m NW of porch
- II Two chest tombs approx 10m
NNW and 9m N of porch
- II Chest tomb approx 10m NW of porch
- II The Dower House
- II Hill View
- II Home Farmhouse
- II Linch Farm, Nos. 1 & 2
- II Overford Farmhouse
- II The White Hart Inn and attached
wall and stable
- II The White Hart Inn, dovecote
approx 20m W

WYTHAM ABBEY

- I Wytham Abbey and attached wall
- II Gates and gatepiers approx 60m NE
- II Walls and attached stables approx 15m NE
together with gatepiers and gates
- II Garden wall 15m SW and SE together
with gatepiers and gates
- II Urn approx 10m SE
- II Sundial approx 10m S
- II Urn approx 10m SW

Map 1 - Enclosure Award Map 1816



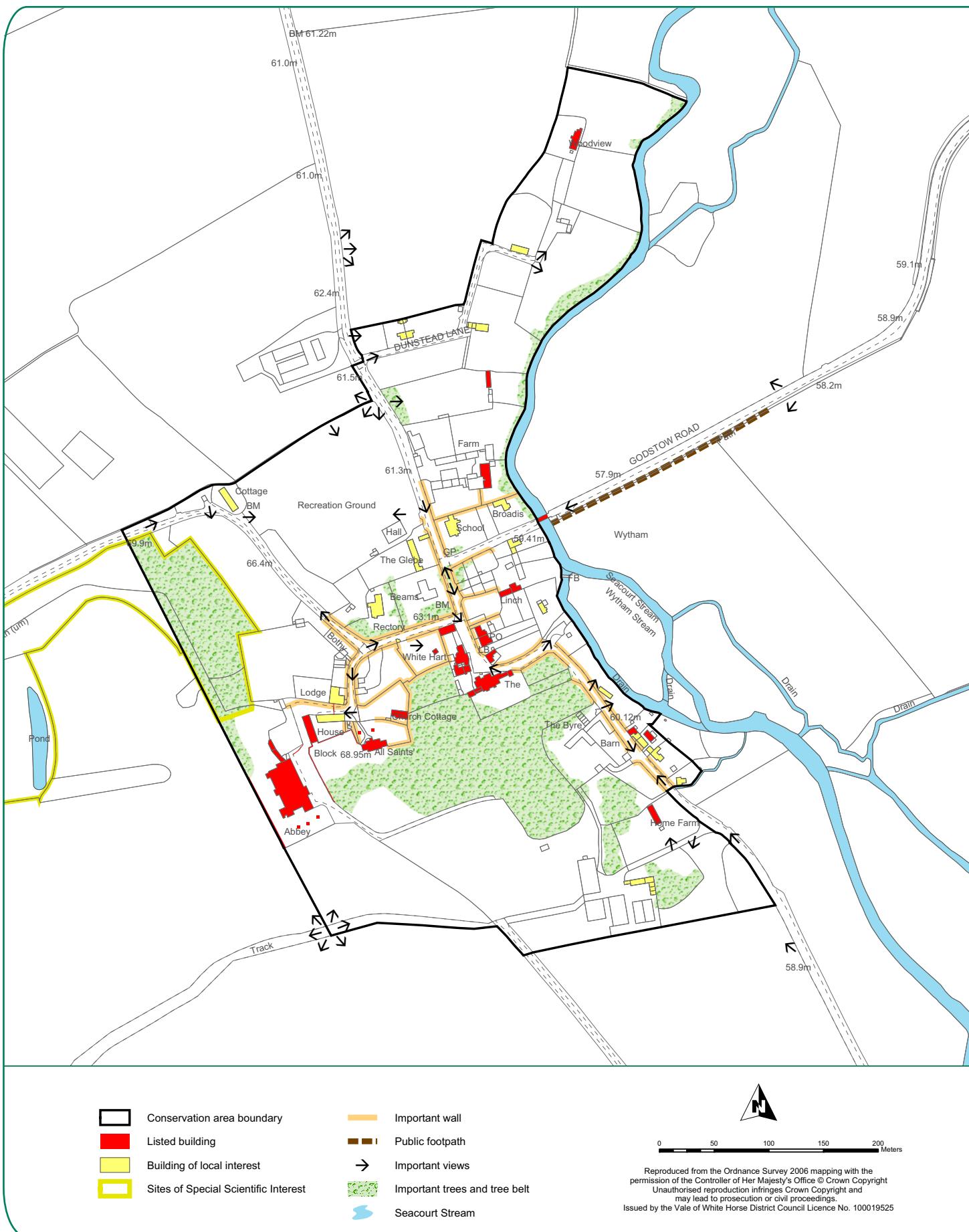
Map 2 - First Edition OS Map 1879



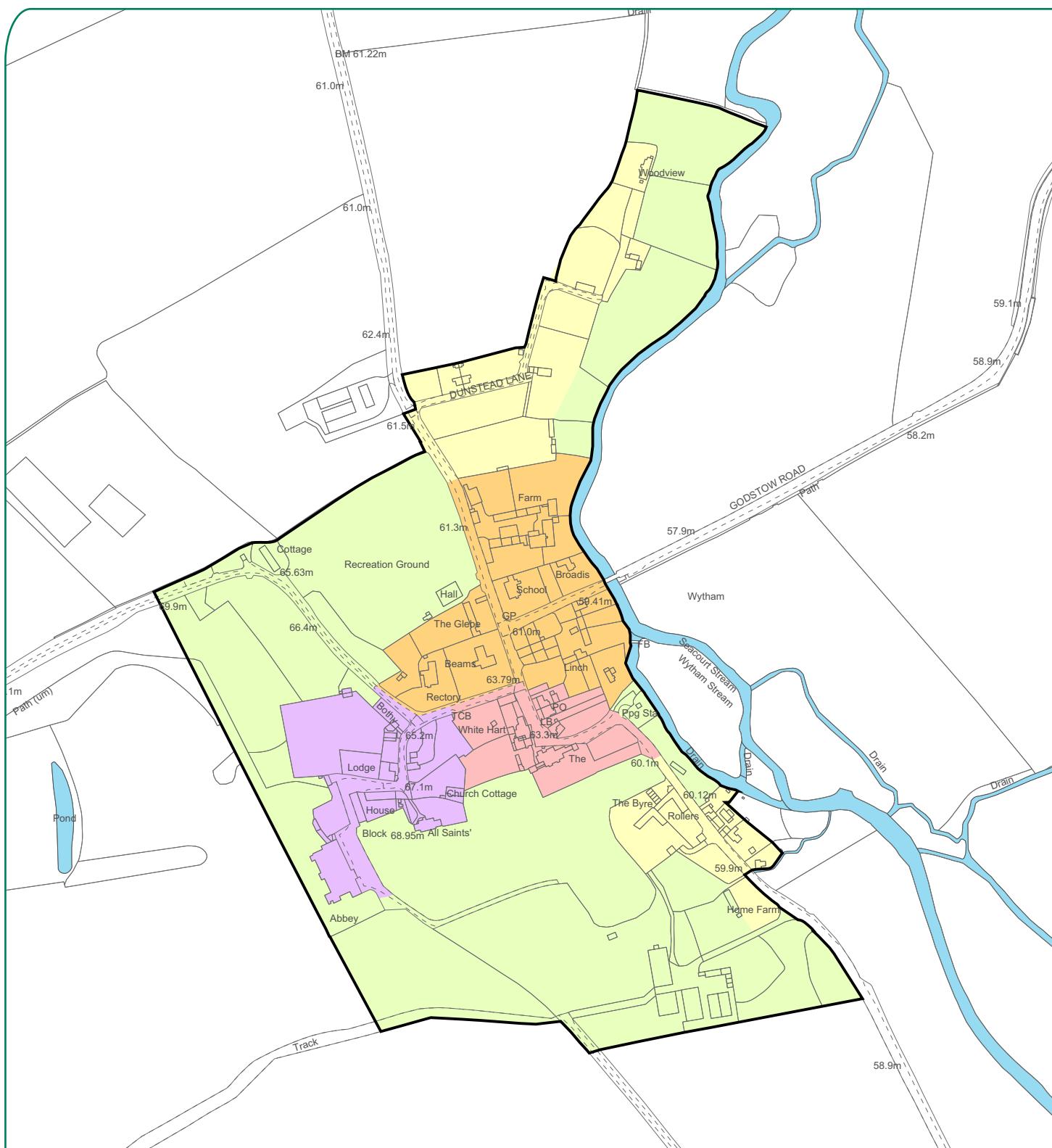
Map 3 - Ordnance Survey Map 1912 - 1924



Map 4 - Wytham Conservation Area



Map 5 - Wytham Conservation Area: Character Areas



Conservation area boundary
 Village Core
 Village 'Square'

Abbey and Church precinct
 Open space/woodland
 Outlying farms and cottages
 Seacourt Stream

0 40 80 120 160 Meters

Reproduced from the Ordnance Survey 2006 mapping with the permission of the Controller of Her Majesty's Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Issued by the Vale of White Horse District Council Licence No. 100019525

For further information and advice on Wytham Conservation Area Appraisal please contact: Vale of White Horse District Council, Environmental Planning and Conservation, Abbey House, Abbey Close, Abingdon, Oxfordshire, OX14 3JE. Tel 01235 520202 or by e-mail on caa@whitehorsedc.gov.uk

This document is, or will be, available to reasonable requests in large copy print, audio cassette, Braille or languages other than English.

Further copies of the document are available on line:

http://www.whitehorsedc.gov.uk/Planning/conservation_and_listed_buildings/DetailPage-1709.asp